

FY 2021-22 Supplemental Capital Construction Request

Corrections

Steam Condensate Line Replacement, Sterling Correctional Facility (Capital Renewal)

MOTION

Approve the supplemental request from the Department of Corrections to reduce the scope of the Steam Condensate Line Replacement, Sterling Correctional Facility (Capital Renewal) project, with the intent to request funding for a second project phase in a future fiscal year.

GENERAL INFORMATION

2020-009

1. Which supplemental criterion does the request meet?

New Data

The department is unable to bid the project in its original scope due to cost overruns, and is seeking to reduce the project scope to align it with the amount appropriated. The department plans to submit a funding request for the FY 2024-25 capital construction cycle to complete the project under a second phase.

2. Which projects will be restricted to fund the supplemental request?

An emergency restriction is not required since no additional state funds are sought under the request.

3. Has the request been approved by OSPB and CCHE?

Yes

PRIOR APPROPRIATION AND SUPPLEMENTAL REQUEST INFORMATION

The appropriation to be amended was authorized in the following bill: SB21-205

<u>Fund Source</u>	<u>Prior Appropriations</u>	<u>Supplemental Request</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$8,487,496	\$0	\$13,779,856	\$22,267,352
Totals	\$8,487,496	\$0	\$13,779,856	\$22,267,352

REASON FOR SUPPLEMENTAL REQUEST

The Department of Corrections (DOC) says a robust construction market, along with record inflation, lingering pandemic impacts, supply chain constraints, and labor shortages, have resulted in cost increases that prevent it from putting the project out to bid with its current appropriation and scope. Rescoping the project will allow the DOC to bid a portion of the project as Phase I, to include improvements in Living Units 1-8, which house Level III, IV, and V offenders. The department plans to return during the FY 2024-25 capital construction cycle to request an additional \$13.8 million in state funds to complete the project. This second phase will make improvements to Level I and II housing, which houses 1,096 of the total offender population of 2,488, along with the Support and Administration Buildings.

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SUMMARY OF PROJECT

The capital renewal project replaces 10,020 linear feet of condensate piping for the steam system that provides heating at the Sterling Correctional Facility, along with associated infrastructure. The associated infrastructure includes:

- replacing 230 isolation valves between the steam condensate pumps and deaerator tank;
- replacing 27 steam-powered condensate pumps and 46 associated isolation valves;
- constructing six maintenance-accessible concrete vaults with louvers, hatches, and ladders for steam branches that currently do not have vaults;
- replacing bucket traps, which discharge condensate, in vaults and at locations where steam piping enters each building; and
- replacing a punctured portion of steam line.

Since 2015, the steam piping system has experienced multiple large-scale leaks in random locations due to chemical corrosion, requiring the department to take the system offline for repairs, thus impacting not only building temperatures but also essential services such as food service, laundry, and clinical services. The source of these leaks is corroding of the lines and associated components from the inside, causing perimeter lines to fail in multiple locations simultaneously. While the leaking takes place, the facility loses up to 700 gallons of potable city water per hour, and the department struggles to keep the heating system operational. Each leak or break takes up to six weeks to repair due to weather conditions, difficulties locating the trouble spot, and conducting excavations of nearly 12 feet in depth and 20 feet in width. The department estimates that up to 600,000 gallons of water is lost per leak, and over 4,000,000 gallons of water have been lost to date. If the project is not undertaken, the DOC anticipates that the steam heating system will fail, potentially resulting in the facility being uninhabitable.

QUESTIONS / OUTSTANDING ISSUES

None.